

{PRIVATE }CITY OF SAN JOSÉ, CALIFORNIA{PRIVATE }
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
H.L.C. 9/04/02 Item 6.a.. and 7.a.

File Number
AD02-907

Application Type
Adjustment / CDBG Application

Council District
3 SNI
13th Street

Planning Area
Central

Assessor's Parcel Number(s)
467-18-086

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Rob Eastwood

Location: West side of North Eighth Street, approximately 135 feet north of Santa Clara Street.

Gross Acreage: 0.55 Net Acreage: 0.55 Net Density: n/a

Existing Zoning: RM – Multi-Family Residential Existing Use: Day Care Center

Proposed Zoning: No change Proposed Use: Day Care Center

GENERAL PLAN

Completed by: RLE

Land Use/Transportation Diagram Designation
General Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: RLE

North: Attached Multi-Family Residential R-M Multiple Residence

East: Private School GC General Commercial

South: Commercial GC General Commercial

West: Public School R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: RLE

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY AD01-405, AD02-044

Completed by: RLE

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date _____

Approved by: _____
☐ Action
☒ Recommendation

OWNER / DEVELOPER	DESIGNER
San Jose Day Nursery 33 North 8 th Street San Jose CA 95112	Techtonics 1500 Park Avenue Emeryville CA 94608

{PRIVATE }PUBLIC AGENCY COMMENTS RECEIVED	Completed by: RLE
Department of Public Works	
None	
Other Departments and Agencies	
None	

GENERAL CORRESPONDENCE
None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site is the San Jose Day Nursery, which is located on a 0.55 acre site on the west side of North Eighth Street, approximately 135 feet north of Santa Clara Street (33 N. Eighth Street). It is not listed in the San Jose Historic Resources Inventory. The San Jose Day Nursery is proposing to renovate their facility, which will include the addition of ADA ramps, replacement of several existing windows and doors, and construction of a 70 square foot restroom. In 2001, the San Jose Day Nursery applied for Community Development Block Grant (CDBG) Funding from U.S. Housing and Urban Development (HUD) through the City's CDBG administration program. This federal funding request requires the project to be evaluated under the context of the National Environmental Policy Act (NEPA) and section 106 of the National Historic Preservation Act (NHPA), which applies to federal actions. As the project will entail the renovation of an 84 year old building, an historic property recordation form and analysis was prepared per the City's Programmatic Agreement (a copy of which is in the Landmarks Commission Handbook) with the State Historic Preservation Officer (SHPO), and in accordance with NEPA and HUD requirements.

The Nursery has previously obtained two Permit Adjustments from the Planning Department (AD01-400, AD02-044) for constructing ADA ramps, fences and the restroom. The Nursery has recently applied for a third Adjustment (AD02-907) to replace exterior doors and windows. While this Adjustment permit provides the means for the project to be evaluated by the Historic Landmarks Commission, it is considered one component of the Master Plan itself, along with the previous two Adjustments.

HISTORIC RESOURCE DESCRIPTION

The structure was evaluated through an abbreviated Historic Report format with a historic property recordation form (DPR523) and letter prepared by Franklin Maggi of Archives and Architecture, Heritage Resource Partners.

A brief summary of DPR form and letter follows:

San Jose Day Nursery, a non-profit corporation, constructed the building and related childcare facility at 33 N. Eighth Street in 1936 and has continued to operate the nursery to the present time. The organization was founded in San Jose in 1916 as a means to help single mothers find work and be self-supportive. The nursery formally began operation in the Sarah Cooper Kindergarten building at 254 N. Second Street on June 1, 1916. Between 1916 and 1923, the Day Nursery was located at several sites on North Second and Devine Streets. The establishment of the nursery coincided with similar initiatives nationwide related to working women. By the 1950's, the facility was licensed for a maximum of 115 children, and had a yearly day usage of 23,000 children/days. In the 1960's, a courtyard was added, and a playground renovation took place in the late 1980's.

The Nursery facility consists of a two-story wood frame building, which houses the primary functional aspects of the children's nursery, and an ancillary one-story children's playroom along the N. Seventh Street frontage. Between these two buildings is located a large play area containing equipment and other designed activity spaces. The primary Day Nursery building, constructed in 1936, is Spanish Eclectic in style, and is representative of the latter part of the Spanish Colonial Revival architectural movement in California.

As identified within the DPR form, the San Jose Day Nursery is significant because of its association with historic patterns related to the early evolution of children's daycare facilities and, more specifically, issues related to working women. It is also significant because of its association with numerous individuals who have contributed to the evolution and management of the facility. Thus, the Day Nursery appears to be eligible for listing in the National Register of Historic Places under Criteria A and B, which encompasses the significance of the property for its association with important patterns of community development and its association with persons who are important to our past. Due to its high score under San Jose's Evaluation Rating System, it appears that the building is also potentially eligible for listing as a San Jose Historic Landmark.

ENVIRONMENTAL REVIEW

The project has applied for a Permit Adjustment from the Planning Department for portions of the master plan. The Permit Adjustment is a ministerial process that is exempt from the California Environmental Quality Act (CEQA). However, as the project is applying for CDBG funding from HUD, it requires analysis under NEPA and NHPA. Under HUD regulations for the administration of NEPA, the project would be classified as Categorically Excluded per provisions 58.35(a)(3). This categorical exclusion category applies to the rehabilitation of buildings, when the facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent or involve a change in land use.

PROJECT DESCRIPTION

The main Day Nursery building is L-shaped, with the two story volume of the front of the structure adjacent to Eighth Street and the main entry within a notch along the right side of the façade. Metal casement windows punctuate the rough-textured stucco exterior. These openings vary from simple couplets to semi-arched casements. The project proposes to install concrete ramps for ADA accessibility and modify windows and doors on each of the four elevations. In addition, a 70 square foot restroom is proposed at the rear (west) side of the facility. The north and south sides of the house will include the replacement of nine windows in total with five doors, and alterations of existing doors to meet the new ADA concrete ramps. Additional doors are being proposed in order to accommodate egress from each classroom. One window on the west elevation will be replaced with a door. All windows are proposed to be changed for greater energy efficiency and to be replaced with wood windows intended to be of a similar design and profile. The project does not propose to change the

use of the building and will continue to be operated as a day care facility.

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project appears to conform to Standard 1 in its continued use of the building as a day care facility and Standard 9 in that the access ramps and restroom are distinct, compatible and minimal in scale.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The replacement of all of the windows; however, does not appear to comply with Standards 5 and 6. Historic windows are a character defining feature. Replacement of metal frame windows with wood, despite an effort to use a similar profile, may change the overall character of the building's fenestration.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Planning staff recommends that investigation of the repair and thermal upgrading of the existing windows be pursued. The National Park Service Preservation Brief #13 The Repair and Thermal Upgrading of Historic Steel Windows (attached) may be a useful tool to evaluate the reuse of the existing windows.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission make the following findings and take the following actions:

1. Find that the San Jose Day Nursery is eligible for listing in the National Register for Historic Places under criteria A (for its association with the historic patterns related to the early evolution of children's daycare facilities and to issues related to working women) and B (for its association with numerous individuals who contributed to the evolution and management of the facility and their contributions spanning from 1923 to the present).
2. Find that the access ramps, conversion of windows to doors on the north, south and west elevations of the building and construction of the restroom are consistent with the Secretary of the Interiors Standards, specifically Standards one and nine.
3. Recommend that the applicant evaluate reuse, repair and thermal upgrading of the existing windows, particularly those on the front elevation and report findings to the Landmarks Commission at the October 2, 2002 meeting.
4. Upon resolution of the treatment issues, refer the project to the State Historic Preservation Officer for

concurrence, pursuant to NEPA and NHPA requirements for CDBG funding and in conformance with the Programmatic Agreement among the California Office of Historic Preservation, Advisory Council on Historic Preservation and the City of San Jose.

5. Add the San Jose Day Nursery to the San Jose Historic Resources Inventory in order to facilitate use of the State Historic Building Code.
6. Encourage the owner to consider designation of the San Jose Day Nursery as a City Landmark.

Attachments

Pbce001/planning files/adjustments/ad02-907

Filename: AD02-907 HLC SR.doc
Directory: C:\WINNT\Profiles\SAdvani\Desktop\HLC-
sep
Template: E:\Program Files\Microsoft
Office\Templates\Normal.dot
Title: CITY OF SAN JOSÉ, CALIFORNIA
Subject:
Author: Linda Ingram
Keywords:
Comments:
Creation Date: 08/22/02 12:30 PM
Change Number: 6
Last Saved On: 08/28/02 10:35 AM
Last Saved By: CDamkroger
Total Editing Time: 67 Minutes
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As of Last Complete Printing
Number of Pages: 5
Number of Words: 1,868 (approx.)
Number of Characters: 10,651
(approx.)